

BOROUGH OF RIDGEFIELD

A G E N D A

Executive Session and Regular Meeting of the Mayor and Council

Date: March 29, 2016

Open Public Meetings Statement by  
Mayor Suarez

Public Session to Adjourn to C.T.O.:  
Executive Session: Adjourn:

Mayor Suarez – Adjournment into closed Executive  
Session in accordance with the “Open Public Meetings Act”

Executive Session: 6:30 P.M. C.T.O.:  
Adjourn:

Public Session: 7:30 P.M. C.T.O.:  
Adjourn:

Pledge of Allegiance

Invocation

Citizens Comment on Agenda:

Correspondence:

**ROLL CALL-PUBLIC SESSION**

	Adj. to Ex.		Public	
	Pres.	Abs.	Pres.	Abs.
Mayor Suarez				
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				

**ROLL CALL-EXEC. SESSION**

	PRESENT	ABSENT
Mayor Suarez		
Castelli		
Acosta		
Penabad		
Shim		
Todd		
Vincentz		

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Presentation of Certificates to Ridgefield Royals Basketball Team

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128-2016 Mayor Suarez

Proclamation – Women’s History Month

129-2016 Mayor Suarez

Proclamation - Autism Awareness Month

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As advertised, hearing will be held on Ordinance No. 2296 entitled, “AN ORDINANCE TRANSFERRING A CERTAIN 1978 GMC RESCUE TRUCK TO PINK HEALS OF BERGEN COUNTY NEW JERSEY FOR NOMINAL CONSIDERATION PURSUANT TO NJSA 40A:12-21.1”

Entertain motion to declare the time for the public hearing to be declared open

## Public Hearing

Entertain motion to declare the time for the public hearing to be declared closed

Final Reading of Ordinance

Roll Call

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As advertised, hearing will be held on Ordinance No. 2297 entitled, "AN ORDINANCE AMENDING ARTICLE IX OF CHAPTER 390 OF THE CODE OF THE BOROUGH OF RIDGEFIELD, IMPLEMENTING AN AFFORDABLE HOUSING OVERLAY ZONE"

Entertain motion to declare the time for the public hearing to be declared open

## Public Hearing

Entertain motion to declare the time for the public hearing to be declared closed

Final Reading of Ordinance

Roll Call

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As advertised, hearing will be held on Ordinance No. 2298 entitled, "AN ORDINANCE AMENDING THE PROVISIONS OF SECTION 375-52 DESIGNATING HANDICAPPED PARKING SPACES"

Entertain motion to declare the time for the public hearing to be declared open

## Public Hearing

Entertain motion to declare the time for the public hearing to be declared closed

Final Reading of Ordinance

Roll Call

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## CONSENT AGENDA:

130-2016	Councilman Castelli	Oppose Suez Water's Increase Application
131-2016	Councilman Acosta	2015 Recycling Tonnage Grant
132-2016	Councilman Acosta	2015 Recycling Tonnage Grant Tax Reimbursement
133-2016	Councilman Penabad	Tax Court Judgment--Block 2303, Lots 13 and 14

134-2016	Councilman Penabad	Tax Court Judgment–Block 2501, Lot 7 Qual C0002
135-2016	Councilman Penabad	Lien Redemption Certificate #15-10
136-2016	Councilman Penabad	Lien Redemption Certificate #15-11
137-2016	Councilman Acosta	Approve Special Ruling-Liquor License Renewal Safargar & Sons LLC
138-2016	Councilman Penabad	Authorize 2016 Community Stewardship Incentive Program Grant Application
139-2016	Councilman Penabad	Authorize 2016 Green Communities Grant Application
140-2016	Councilman Acosta	Hire DPW/Sanitation Seasonal Employee
141-2016	Councilman Acosta	Hire Per Diem Community Service Officers
142-2016	Councilman Acosta	No Passing Zone – Route NJ 93
143-2016	Mayor Suarez	Appoint Deputy Court Clerk
144-2016	Councilman Penabad	Authorize ANJEC Grant Application
145-2016	Councilman Shim	Designate Block 503, Lot 1 as Non-Condemnation Area in Need of Redevelopment

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

**RESOLUTIONS:**

146-2016      Councilman Penabad      Warrants

**COMMENTS BY MAYOR:**

**Coin Toss Request:**

8<sup>th</sup> Grade Class  
September 24, 2016

**Raffles License Application:**

Special Olympics New Jersey  
Tricky Tray  
May 14, 2016  
725 Slocum Avenue

Special Olympics New Jersey  
50/50  
May 14, 2016  
725 Slocum Avenue

Ridgefield Memorial High School PTA  
Carnival  
April 27, 2016-May 1, 2016  
Veteran's Field

COMMENTS BY COUNCILMEN:

COMMENTS BY CITIZENS: (All speakers are limited to five minutes maximum per meeting)

Agenda subject to change as a result of matters not known at time of printing with the consent of the Mayor and Council.

Respectfully submitted,

Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Mayor Suarez

BE IT RESOLVED, that the regular public meeting be adjourned, and that the Mayor and Council of the Borough of Ridgefield shall meet in a closed Executive Session following a five minute recess at the termination of this meeting. The purpose of the Executive Session shall be to discuss the following matters:

- \_\_\_\_\_ Personnel matters in various departments of the  
Borough.
- \_\_\_\_\_ Pending and Potential Litigation
- \_\_\_\_\_ Tax Court Litigation.
- \_\_\_\_\_ Potential real estate transactions in which the  
Borough may engage.

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

BE IT FURTHER RESOLVED, that as soon as practicable discussion concerning

- \_\_\_\_\_ Personnel matters
- \_\_\_\_\_ Potential real estate transactions shall be disclosed  
to the public.
- \_\_\_\_\_ And that discussions with the Borough Attorney  
concerning litigation shall be disclosed when said  
litigation is terminated.

Adjournment to Closed Session. The Mayor and Council reserve the right to reconvene into Public Session, if necessary, to take action on Closed Session items.

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Mayor Suarez

# Proclamation

RESOLUTION NO. 128-2016

WHEREAS, New Jersey women of every race, class, and ethnic background have made historic contributions to the growth and strength of our nation, state, and Borough in countless recorded and unrecorded ways; and

WHEREAS, women have played and continue to play a critical economic, cultural, and social role in every sphere of the life; and

WHEREAS, women have played a unique role throughout the history by volunteering and establishing charitable, philanthropic, and cultural institutions; and

WHEREAS, women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and the peace movement, which create a more fair and just society for all; and

WHEREAS, despite these contributions, the role of women in history has been consistently overlooked and undervalued;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that it hereby joins the national celebration of Women's History Month; and

BE IT FURTHER RESOLVED that the Mayor and Council hereby recognizes and congratulates the honorees here tonight for their distinguished service to our community.

Approved:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

Attest:

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Mayor Suarez

# Proclamation

RESOLUTION NO. 129-2016

WHEREAS, autism is a pervasive developmental disorder affecting the social, communication and behavioral skills of those affected by it, and,

WHEREAS, as more health professionals become proficient in diagnosing autism, more children are being diagnosed on the autism spectrum, resulting in rates as high as 1 in 68 children nationally and 1 in 45 in New Jersey, and,

WHEREAS, while there is no cure for autism, it is well-documented that if individuals with autism receive early and intensive treatment throughout their lives, they lead significantly improved lives, and,

WHEREAS, individuals with autism often require a lifetime of specialized and community support services to ensure their health and safety and to support families' resilience as they manage the psychological and financial burdens autism can present,

WHEREAS, Autism New Jersey is spearheading an awareness effort in order to educate parents, professionals and the general public about autism and its effects,

NOW, THEREFORE BE IT RESOLVED that I, Anthony R. Suarez, do hereby proclaim April 2016 as NATIONAL AUTISM AWARENESS MONTH in the Borough of Ridgefield, and urge all employees and residents to participate in our municipality's National Autism Awareness Month activities, in order to become better educated about autism and create a better community for individuals with autism.

Approved:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

Attest:

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Penabad

**ORDINANCE NO. 2296**

BE IT ORDAINED by the Borough Council of the Mayor and Council of the Borough of Ridgefield that an Ordinance entitled

“AN ORDINANCE TRANSFERRING A CERTAIN 1978 GMC RESCUE TRUCK TO PINK  
HEALS OF BERGEN COUNTY NEW JERSEY FOR NOMINAL CONSIDERATION  
PURSUANT TO NJSA 40A:12-21.1”

introduced on the 6<sup>th</sup> day of January 2016, do now pass a final reading and be adopted, and that the Borough Clerk be and she is authorized and directed to publish once, the aforesaid title, together with a notice of the date of its passage on final reading and approval thereof in The Record, a newspaper circulating in the Borough of Ridgefield.

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk



BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting January 6, 2016

Presented by Councilman Penabad

ORDINANCE NO. 2296

“AN ORDINANCE TRANSFERRING A CERTAIN 1978 GMC RESCUE TRUCK TO PINK  
HEALS OF BERGEN COUNTY NEW JERSEY FOR NOMINAL CONSIDERATION  
PURSUANT TO NJSA 40A:12-21.1”

WHEREAS, N.J.S.A. 40A:12-21.1 authorizes a municipality to transfer by private sale any personal property that has been determined to be no longer needed for municipal purposes by way of a private sale without compliance with any other law governing the disposal of personal property by municipalities for a consideration which may be nominal, provided that the transferee is an organization encompassed by the provisions of N.J.S.A. 40A:12-21; and

WHEREAS, N.J.S.A. 40A:12-21(k) authorizes such a transfer to a duly incorporated non-profit organization or association, other than a political, partisan, sectarian or denominational or religious organization or association, which includes among its principal purposes the provision of educational, gardening, recreational, medical or social services to the general public, including residents of the Borough of Ridgefield; and

WHEREAS, the Mayor and Council has determined that a certain 1978 GMC rescue truck, previously donated by the Borough to the County of Bergen, and most recently donated by the County of Bergen back to the Borough of Ridgefield, is no longer needed for municipal purposes; and

WHEREAS, the Mayor and Council hereby determines that Pink Heals Bergen County New Jersey, Inc. is a duly incorporated non-profit organization or association that has as its ultimate goal the providing of educational and medical services in the fight against breast cancer; and

WHEREAS, the Mayor and Council further determines that this is a non-profit organization and that the rescue truck is of nominal value only;

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Ridgefield as follows:

1. The Borough hereby sells and transfers to Pink Heals Bergen County New Jersey, Inc. a certain 1978 GMC rescue truck for the sum of \$10.00. This transfer is expressly conditioned on the limitation that the truck being transferred shall be used only for the purposes of the Pink Heals Bergen County New Jersey, Inc. organization, and to render services for charitable purposes as set forth, and not for commercial business, trade or

manufacture, and further that if the personal property is not used in accordance with this limitation, the ownership thereto shall revert to the Borough upon notice to Pink Heals Bergen County New Jersey, Inc. organization.

2. This transfer is subject to the conditions subsequent that Pink Heals Bergen County New Jersey, Inc. be recognized as a charitable organization by the Internal Revenue Service, which application has been made and is pending.
3. The Mayor and the Borough Clerk be, and they hereby are, authorized and directed to execute such transfer documents as the Borough Attorney may deem necessary and appropriate in order to accomplish the transfer to Pink Heals Bergen County New Jersey, Inc.

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Linda M. Silvestri,  
Borough Clerk

**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Shim

**ORDINANCE NO. 2297**

BE IT ORDAINED by the Borough Council of the Mayor and Council of the Borough of Ridgefield that an Ordinance entitled

“AN ORDINANCE AMENDING ARTICLE IX OF CHAPTER 390 OF THE CODE OF  
THE BOROUGH OF RIDGEFIELD, IMPLEMENTING AN AFFORDABLE HOUSING  
OVERLAY ZONE”

introduced on the 17<sup>th</sup> day of February 2016, do now pass a final reading and be adopted, and that the Borough Clerk be and she is authorized and directed to publish once, the aforesaid title, together with a notice of the date of its passage on final reading and approval thereof in The Record, a newspaper circulating in the Borough of Ridgefield.

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting February 17, 2016

Presented by Councilman Shim

ORDINANCE NO. 2297

“AN ORDINANCE AMENDING ARTICLE IX OF CHAPTER 390 OF THE CODE OF  
THE BOROUGH OF RIDGEFIELD, IMPLEMENTING AN AFFORDABLE HOUSING  
OVERLAY ZONE”

WHEREAS, pursuant to *N.J.S.A. 40:55D-62b*, the Mayor and Council of the Borough of Ridgefield are authorized and empowered to adopt and amend the zoning ordinance of the Borough of Ridgefield; and

WHEREAS, the Borough, consistent with what is commonly known as the “Mt. Laurel Doctrine” as reflected in the “Fair Housing Act,” P.L. 1985, c 222 (N.J.S.A.-52:27D-301 et seq.), is desirous of making zoning changes that will allow the Borough to provide its fair share of affordable housing; and

WHEREAS, the Mayor and Council have deemed it in the best interests of the Borough to amend the zoning ordinance and adopt the regulations set forth herein to address such efforts; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Ridgefield, as follows:

SECTION I

There is hereby created an affordable housing overlay zone in the Borough of Ridgefield as follows:

§390-55 of the Code of the Borough of Ridgefield, entitled “Enumeration of Districts”, be and hereby is amended, adding to the list of districts appearing in that Section the following:

AHO Affordable Housing Overlay Zone

SECTION II

Article IX of Chapter 390 of the Code of the Borough of Ridgefield, entitled “Zoning District Regulations”, be and hereby is amended by adding a new section to be enumerated as Section 390-44A as follows:

§390-44A District AHO Affordable Housing Overlay Zone

A. The AHO Zone is designed to provide a realistic opportunity for Affordable Housing Development by and within the Borough of Ridgefield.

B. Applicability.

1. Residential uses are permitted only where the development contains a 20% affordable residential component set-aside.
2. Residential uses are permitted in either a building used solely for residential purposes, or in a mixed-use building, but as to a mixed-use building, only where the residential uses are above the first floor commercial uses.
3. This is an overlay zone that shall be applicable to Block 503, Lot 1, currently zoned OMH (Office Mid-Rise Hotel), and Block 1801, Lot 1, currently zoned O-7 (Office Mid-Rise, 7 stories).

C. Uses.

1. Permitted uses.
  - a. All uses permitted in the underlying zones.
  - b. Multi-family residential permitted only where a minimum of affordable 20% of the units are set-aside for affordable housing.
  - c. Age-restricted multi-family residential permitted only where a minimum of affordable 20% of the units are set-aside for affordable housing.
2. Conditional uses.
  - a. All conditional uses permitted in the underlying zones.
3. Accessory uses.
  - a. All accessory uses permitted in the underlying zones.

D. Bulk Regulations.

1. The bulk regulations for residential shall follow the regulations for the Inclusionary portion of the MF Medium Density Multi-family zone.

E. Signs.

1. Signage shall be subject to the requirements of §390-18 of this Chapter.

F. Other provisions superseded.

1. In the event of any inconsistency between the provisions of this section and any other section of Chapter 390, the provisions of this section shall prevail.

G. The parcels, identified above, shall be zoned as indicated, and the Borough of Ridgefield Zoning Map, authorized by §390-4, shall be amended as necessary in accordance with this Ordinance.

### SECTION III

Planning Board review.

Upon approval of this Ordinance upon First Reading by the Mayor and Council of the Borough of Ridgefield, this Ordinance shall be transmitted to the Planning Board for its review and recommendation.

### SECTION IV

Severability.

If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

### SECTION V

Effective Date.

This Ordinance shall take effect immediately upon final publication as required by law.

### SECTION VI

Repeal of Inconsistent Ordinances.

All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Linda M. Silvestri,  
Borough Clerk

**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Acosta

**ORDINANCE NO. 2298**

BE IT ORDAINED by the Borough Council of the Mayor and Council of the Borough of Ridgefield that an Ordinance entitled

**“AN ORDINANCE AMENDING THE PROVISIONS OF SECTION 375-52 DESIGNATING  
HANDICAPPED PARKING SPACES”**

introduced on the 2<sup>nd</sup> day of March 2016, do now pass a final reading and be adopted, and that the Borough Clerk be and she is authorized and directed to publish once, the aforesaid title, together with a notice of the date of its passage on final reading and approval thereof in The Record, a newspaper circulating in the Borough of Ridgefield.

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting March 2, 2016

Presented by Councilman Acosta

ORDINANCE NO. 2298

“AN ORDINANCE AMENDING THE PROVISIONS OF SECTION 375-52 DESIGNATING  
HANDICAPPED PARKING SPACES”

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Ridgefield as follows:

Section I:

Section 375-52 of the Code of the Borough of Ridgefield, entitled “Designated Areas” subpart B, be and hereby is amended by the following:

1. Adding a designated handicapped space adjacent to 504 Sunset Terrace (on the south side of Sunset Terrace) beginning at a point 127 feet east of the south east corner of Bergen Boulevard and Sunset Terrace and continuing east a distance of 22 feet.

Section II: In all other respects, the terms, conditions and provisions of Section 375-52 of the Code of the Borough of Ridgefield are hereby ratified and affirmed.

Section III: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section IV: This ordinance shall take effect immediately upon passage and publication according to law.

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Linda M. Silvestri,  
Borough Clerk



**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Castelli

**RESOLUTION NO. 130-2016**

WHEREAS, Suez Water New Jersey (United Water) has filed an application for another rate increase of an average of 18% with the Board of Public Utilities; and

WHEREAS, the Borough of Ridgefield purchases its water for its residents and businesses from Suez Water (United Water) and would be required to pass any increase to its Ridgefield customers; and

WHEREAS, the projected increase if this rate hike is granted would bring the total increases granted to Suez Water (United Water) since 2008 to 60%; and

WHEREAS, a pattern has developed whereby Suez Water (United Water) comes before the Board of Public Utilities for rate increases every few years by doing so Suez Water will receive the rate increases they originally request; and

WHEREAS, this proposed increase will create a hardship on the residents of Ridgefield;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that it hereby goes on record opposing Suez Water (United Water)'s request for a 18% increase in its rates and strongly recommends that the Board of Public Utilities deny this increase in rates; and

BE IT FURTHER RESOLVED that the Borough Clerk is hereby directed to send certified copies of this resolution to Governor Christie, the State Board of Public Utilities, Senator Sarlo and Assemblypersons Caride and Schaer.

Approved:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

Attest:

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Acosta

**RESOLUTION NO. 131-2016**

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L. 1987, c.102, has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and the spirit of Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue to expand existing programs; and

WHEREAS, the New Jersey Department of Environmental Protection has promulgated recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a resolution authorizing this municipality to apply for such tonnage grants for the calendar year 2015 will memorialize the commitment of this municipality to recycling and to indicate the assent of the Mayor and Council to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

WHEREAS, such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Borough of Ridgefield hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates Nicholas Gambardella to ensure that the application is properly filed; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant be deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

Approved:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

Attest:

\_\_\_\_\_  
Linda M. Silvestri, Borough Clerk

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Acosta

**RESOLUTION NO. 132-2016**

WHEREAS, the Recycling Enhancement Act, P.L. 2007, Chapter 311, has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, there is levied upon the owner or operator of every solid waste facility (with certain exceptions) a recycling tax of \$3.00 per ton on all solid waste accepted for disposal or transfer at the solid waste facility; and

WHEREAS, whenever a municipality operates a municipal service system for solid waste collection or provides for regular solid waste collection service under a contract awarded pursuant to the "Local Public Contracts Law", the amount of grant monies received by the municipality shall not be less than the annual amount of recycling tax paid by the municipality except that all grant monies received by the municipality shall be expended only for its recycling program;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Borough of Ridgefield hereby certifies a submission of expenditure for taxes paid pursuant to P.L.2007, Chapter 311, in 2015 in the amount of \$12,194.52. Documentation supporting this submission is available at 604 Broad Avenue and shall be maintained for no less than five years from this date.

Approved:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

Attest:

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Penabad

**RESOLUTION NO. 133-2016**

WHEREAS, the Tax Court of New Jersey has approved the settlement stipulation for an adjusted assessment on Block 2303 Lots 13 and 14, also known as 1038 Hoyt Avenue, for the year 2014.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that Hoyt Avenue Associates/Kulite be issued a refund in the amount of \$2,099.00 for Lot 13 and \$2,099.00 for Lot 14 for the year 2014.

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the total amount of \$4,198.00 made payable to The Irwin Law Firm Attorney Trust Account F.B.O. Hoyt Ave. Assoc./Kulite and be mailed to 80 Main Street, Suite 410, West Orange, New Jersey 07052.

<b>COUNCIL VOTE</b>				
	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Penabad

**RESOLUTION NO. 134-2016**

WHEREAS, the Tax Court of New Jersey has approved the settlement stipulation for an adjusted assessment on Block 2501 Lot 7 Qualifier C0002, also known as 579 Bergen Boulevard, for the years 2013, 2014 and 2015.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that Bergen Hudson Medical c/o Joseph P. Boylan be issued a refund in the amount of \$1,285.26 for 2013, \$1,301.38 for 2014 and \$1,343.54 for the year 2015.

BE IT FURTHER RESOLVED that the Chief Financial Officer be and he is hereby authorized to issue a check in the total amount of \$3,930.18 made payable to Kates, Nussman T/A Attorneys for Boylan and be mailed to 190 Moore Street, Suite 306, Hackensack, New Jersey 07601.

<b>COUNCIL VOTE</b>				
	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Linda M. Silvestri,  
Borough Clerk

**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Penabad

**RESOLUTION NO. 135-2016**

WHEREAS, Highlands State Bank has deposited a check in the amount of \$15,151.14 into the Suspense Account for the redemption and subsequent taxes of Tax Lien # 15-10, Block 3805 Lot 12, further known as 365 Broad Avenue, sold to MTAG Cust For Empire VII NJ Portfolio and whereas \$16,000.00 was previously deposited into the Trust Account for the premium at the time of the tax sale;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Chief Financial Officer be and he is hereby authorized to issue and sign a check in the amount of \$15,151.14 from the Suspense Account and a check for \$16,000.00 from the Trust Account.

BE IT FURTHER RESOLVED that the check in the amount of \$15,151.14 be drawn on the Borough of Ridgefield Suspense account and the check for \$16,000.00 be drawn on the Borough of Ridgefield Trust account and be made payable to MTAG Cust for Empire VII NJ Portfolio and be mailed to PO Box 2096, Hicksville, NY 11802.

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Penabad

**RESOLUTION NO. 136-2016**

WHEREAS, Highlands State Bank has deposited a check in the amount of \$23,882.33 into the Suspense Account for the redemption and subsequent taxes of Tax Lien # 15-11, Block 3805 Lot 13, further known as 339 Broad Avenue, sold to MTAG Cust For Empire VII NJ Portfolio and whereas \$25,000.00 was previously deposited into the Trust Account for the premium at the time of the tax sale;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that the Chief Financial Officer be and he is hereby authorized to issue and sign a check in the amount of \$23,882.33 from the Suspense Account and a check for \$25,000.00 from the Trust Account.

BE IT FURTHER RESOLVED that the check in the amount of \$23,882.33 be drawn on the Borough of Ridgefield Suspense account and the check for \$25,000.00 be drawn on the Borough of Ridgefield Trust account and be made payable to MTAG Cust for Empire VII NJ Portfolio and be mailed to PO Box 2096, Hicksville, NY 11802.

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Acosta

RESOLUTION NO. 137-2016

WHEREAS, a Special Ruling to Permit Renewal of Inactive Liquor License was applied for by Safargar & Sons LLC; and

WHEREAS, the Division of Alcoholic Beverage Control has granted said Permit for the 2015-2016 and 2016-2017 License Terms pursuant to N.J.S.A. 33.1-12.39

NOW, THEREFORE, BE IT RESOLVED that Plenary Retail Consumption License No. 0249-33-003-013 be issued to Safargar & Sons LLC, pursuant to an Act of Legislature of the State of New Jersey, entitled "AN ACT CONCERNING ALCOHOLIC BEVERAGES" passed December 6, 1953 and amendments thereto, and the Borough Ordinance 498 entitled, "AN ORDINANCE CONCERNING ALCOHOLIC BEVERAGES" adopted July 2, 1946, and amendments thereto with the special condition that no further renewals of this license is being actively used at an approved site on or before June 30, 2017, except if good case for reconsideration is shown. Said license to expire June 30, 2016.

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Linda M. Silvestri,  
Borough Clerk



**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Penabad

**RESOLUTION NO. 138-2016**

**RE: GRANT AGREEMENT BETWEEN BOROUGH OF RIDGEFIELD AND THE STATE OF NEW JERSEY BY AND FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION COMMUNITY STEWARDSHIP INCENTIVE PROGRAM (CSIP) GOVERNING BODY RESOLUTION.**

WHEREAS, the Governing Body of the Borough of Ridgefield desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$30,000.00 to fund the following project:

- Tree planting and reforestation of various locations throughout the Borough of Ridgefield for the "Ridgefield Reforestation Initiative".

WHEREAS, therefore, the governing body resolves that Ray Ramirez as Borough Administrator, or the successor to the office of Borough Administrator, is authorized (a) to make application for such a grant, (b) if awarded, to execute a grant agreement with the State for a grant in an amount not less than \$1.00 and not more than \$30,000.00 and (c) to execute any amendments thereto, as well as any amendments thereto which to not increase the Grantee's obligations.

WHEREAS, The Borough of Ridgefield agrees to comply with all applicable federal, State, and municipal laws, rules, and regulations in its performance pursuant to the agreement.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Ridgefield do hereby confirm endorsement of the aforesaid.

Approved:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

Attest:

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Penabad

RESOLUTION NO. 139-2016

RE: AUTHORIZING THE SUBMISSION OF A NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN COMMUNITIES GRANT.

WHEREAS, the Governing Body of the Borough of Ridgefield desires to further the public interest by obtaining a New Jersey Department of Environmental Protection – Green Communities Grant in the amount of approximately \$3,000 to fund the following project:

- Development of a 2017-2021 Community Forestry Management Plan

WHEREAS, therefore, the governing body resolves that Ray Ramirez, Borough Administrator, or the successor to the office of Borough Administrator, is authorized (a) to make an application for such a grant, (b) if awarded, to execute a grant agreement with the State for a grant in an amount not less than \$3,000 and not more than \$3,000 and (c) to execute any amendments thereto, as well as any amendments thereto which do not increase the Grantee's obligations.

WHEREAS, the governing body authorizes and accepts the \$1.00 to \$1.00 matching requirement associated with this grant.

WHEREAS, The Borough of Ridgefield agrees to comply with all applicable federal, State, and municipal laws, rules, and regulations in its performance pursuant to the agreement.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Ridgefield do hereby confirm endorsement of the aforesaid project.

Approved:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

Attest:

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Acosta

RESOLUTION NO. 140-2016

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that

CHRIS SCHULTZ

be hired as a seasonal employee for the DPW/Sanitation Department effective immediately at the hourly rate of \$11.00.

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Acosta

RESOLUTION NO. 141-2016

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that

AMAUROS ALEMAN  
DANA CONCEPCION  
MARIBEL TOBIAS

be hired as per diem Community Service Officers effective immediately at the hourly rate of \$15.00.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Linda M. Silvestri,  
Borough Clerk

**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Acosta

**RESOLUTION NO. 142-2016**

WHEREAS, the New Jersey Department of Transportation (NJDOT) recently completed a traffic investigation on Route 93 in the Borough of Ridgefield; and

WHEREAS, NJDOT investigation revealed the current centerline pavement markings on Route 93 meet and conform to current design standards; and

WHEREAS, NJDOT will update existing records to reflect current No Passing Zone conditions along NJ Route 93.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Ridgefield, County of Bergen, in the State of New Jersey that it supports the use of a “No Passing Zone” on Route 93 in the Borough of Ridgefield as recommended by NJDOT.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to NJDOT as requested.

<b>COUNCIL VOTE</b>				
	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Mayor Suarez

RESOLUTION NO. 143-2016

BE IT RESOLVED by the Mayor and Council of the Borough of Ridgefield that

ANDREA NOVAK

be appointed Deputy Court Clerk for the calendar year 2016.

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

---

Anthony R. Suarez, Mayor

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Linda M. Silvestri,  
Borough Clerk

**BOROUGH OF RIDGEFIELD**  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Penabad

**RESOLUTION NO. 144-2016**

**RE: AUTHORIZING THE SUBMISSION OF AN ASSOCIATION OF NEW JERSEY ENVIRONMENTAL COMMISSIONS (ANJEC) OPEN SPACE STEWARDSHIP GRANT APPLICATION.**

WHEREAS, the Association of New Jersey Environmental Commissions (ANJEC) is making funding available to local environmental commissions throughout the State of New Jersey to support projects designed to better steward the environment, as well as raise the profile of local environmental commissions within their community through the Open Space Stewardship Grant Program; and,

WHEREAS, the Ridgefield Environmental Commission wishes to apply for and obtain funding in the amount of \$1,500 for the construction of a rain garden at the Ridgefield Community Garden.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Ridgefield hereby authorize the submission of an ANJEC Open Space Stewardship Grant for the aforesaid project.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Ridgefield do hereby authorize Ray Ramirez to sign the application being submitted on behalf of the Ridgefield Environmental Commission.

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Shim

RESOLUTION NO. 145-2016

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF RIDGEFIELD  
CONCURRING WITH THE PLANNING BOARD'S INVESTIGATION AND  
RECOMMENDATION, AND DESIGNATING LOT 1 IN BLOCK 503 ON THE TAX MAP  
OF THE BOROUGH OF RIDGEFIELD AS A NON-CONDEMNATION AREA IN NEED OF  
REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-5

WHEREAS, the Mayor and Council of the Borough of Ridgefield (the "Mayor and Council") adopted a Resolution authorizing and directing the Planning Board of the Borough of Ridgefield (the "Planning Board") to undertake a preliminary investigation as to whether the property designated as Lot 1 in Block 503 on the Tax Map of the Borough of Ridgefield (the "Study Area") to be considered for designation as an "area in need of redevelopment," pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 49A:12A-2, et seq.; and

WHEREAS, the Planning Board conducted a preliminary investigation of the Study Area in accordance with the guidelines set forth in N.J.S.A. 40A:12A-6 to determine whether the Study Area is a non-condemnation redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board held a public hearing on March 8, 2016 on notice as required pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, a report, dated March 8, 2016, was prepared by the Borough's professional planner, DMR Architects, a copy of which is incorporated by reference and is available for inspection in the office of the Borough Clerk, and was presented to the Planning Board that set forth certain findings with respect to the eligibility of the Study Area as a non-condemnation redevelopment area in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, Francis Reiner, LLC, PP of DMR Architects, publically presented the above referenced report and addressed the statutory criteria at the public hearing; and

WHEREAS, by oral Resolution adopted unanimously on March 8, 2016 the Planning Board has recommended to the Mayor and Council that the Study Area be designated as an area in need of redevelopment by the Mayor and Council; and

WHEREAS, as set forth in the Resolution, the Planning Board's recommendation was based primarily upon its findings and the evaluations, findings and conclusions set forth in the March 8, 2016 report prepared by DMR Architects and the testimony of Francis Reiner, LLC, PP



of DMR Architects that the Study Area contains the following conditions as set forth in N.J.S.A. 40A:12A-5:

(a) The Study Area is comprised of property that was previously used for chemical manufacturing purposes and which has remained vacant for at least 10 years; and

(b) The remaining asphalt parking areas in the Study Area have fallen into a state of such great disrepair by reason of dilapidation and exhibit a faulty arrangement of design and constitute an obsolete layout in that the former parking areas are no longer associated with the former buildings that were demolished on the site and that these and other factors are detrimental to the safety, health, morals and welfare of the community if they are not addressed;

(c) The existing conditions in the Study Area have significant degradation and deterioration, that include growth of plants throughout the asphalt as well as site photos depicting these areas with standing water and if left unchanged will continue to have a negative impact on the surrounding properties;

(d) The Study Area exhibits a total lack of proper utilization as evidenced by the fact all buildings have been removed and the only remaining improvement is the asphalt parking areas;

(e) The environmental contamination of the Study Area caused over decades of use have created a property that has been stagnant from development for a decade and have allowed the property and it's improvements to fall into a total state of disrepair as to result in a stagnant not fully productive condition of land that could potentially be useful and valuable for contributing to and serving the public health, safety and welfare; and

WHEREAS, the Mayor and Council believe that the redevelopment of the Study Area is in the best interest of the Borough, is in furtherance of the health, safety, morals and welfare of its residents and in accordance with the public purposes and provisions of the Local Redevelopment and Housing Law and all other applicable state and local law; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH AS FOLLOWS:

1. That the uncontroverted findings of the Planning Board as set forth in Resolution are hereby adopted.
2. For the reasons set forth in the Investigation Report, as adopted in the approving resolution, the property designated as Lot 1 in Block 503 on the Tax Map of the Borough of Ridgefield be and the same are hereby designated as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5.

BE IT FURTHER RESOLVED that the Mayor and Council hereby authorize and direct the Borough's professional planner, DMR Architects, to prepare a redevelopment plan for the aforementioned properties and upon completion of the same transmit its proposal to the Mayor and Council pursuant to N.J.S.A. 40A:12A-7f.

BE IT FURTHER RESOLVED, that a true copy of this Resolution be forwarded to the Planning Board of the Borough of Ridgefield.

BE IT FURTHER RESOLVED, that a true copy of this Resolution be forwarded to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to N.J.S.A. 40A:12A-6.b.(5).

COUNCIL VOTE				
	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

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Anthony R. Suarez, Mayor

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Linda M. Silvestri,  
Borough Clerk

The undersigned, being the Chief Financial Officer of the Borough of Ridgefield, County of Bergen, New Jersey, and the person charged with the responsibility of maintaining financial records of said Borough in accordance with N.J.S.A. 40:4-57 and the rules of the Local Finance Board of the State of New Jersey adopted thereunder, does hereby certify that there are adequate funds available for the payment of the attached list of invoices, duly adopted by said Borough, and which said list indicates the specific line item of said budget to which expenditures shall be charged.

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Matthew J. Rutch,  
Chief Financial Officer

BOROUGH OF RIDGEFIELD  
Bergen County, New Jersey

Meeting March 29, 2016

Presented by Councilman Penabad

RESOLUTION NO. 146-2016

BE IT RESOLVED, that warrants totaling **\$3,500,818.93**  
be drawn on the following accounts:

CURRENT	\$3,421,664.55
TRUST	\$74,392.89
CAPITAL	\$1,975.00
POOL	\$2,767.29
DOG LICENSE	\$19.20
<b>TOTAL</b>	<b>\$3,500,818.93</b>

**COUNCIL VOTE**

	YES	NO	ABSTAIN	ABSENT
Castelli				
Acosta				
Penabad				
Shim				
Todd				
Vincentz				
Mayor Suarez				

Approved:

Attest:

\_\_\_\_\_  
Anthony R. Suarez, Mayor

\_\_\_\_\_  
Linda M. Silvestri,  
Borough Clerk